

1 BILL NO. R-85-12-38

2 DECLARATORY RESOLUTION NO. R-02-86

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1.

7 WHEREAS, Common Council has previously designated by  
8 Declaratory Resolution the following described property as an  
9 "Economic Revitalization Area" under Division 6, Article II,  
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 The West 402' of the South 452.55'  
13 of the North 772.55', NE 1/4, SE 1/4,  
14 Section 14, Township 31 North, Range  
15 12 East, City of Fort Wayne, Indiana;

16 said property more commonly known as Oakbrook Office Park, Fort  
17 Wayne, Indiana;

18 WHEREAS, recommendations have been received from the  
19 Committee on Finance and the Department of Economic Development  
20 concerning said Resolution;

21 WHEREAS, notice of the adoption and substance of said  
22 Resolution has been published in accordance with I.C. 5-3-2 and  
23 a public hearing has been conducted on said Resolution;

24 WHEREAS, if said Resolution involves an area that has  
25 already been designated an allocation area under I.C. 36-7-14-39,  
26 the Fort Wayne Redevelopment Commission has adopted a Resolution  
27 approving the designation.

28 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
29 THE CITY OF FORT WAYNE, INDIANA:

30 SECTION 1. That, the Resolution previously designating  
31 the above described property an "Economic Revitalization Area" is  
32 confirmed in all respects.

SECTION 2. That, the above described property is here-  
by declared an "Economic Revitalization Area" pursuant to I.C. 6-


1 Page Two

2 1.1-12.1, said designation to begin on the effective date of this  
3 Resolution and continue for one (1) year. Said designation shall  
4 terminate at the end of that one (1) year period.

5 SECTION 3. That this Resolution shall be in full force  
6 and effect from and after its passage and any and all necessary  
7 approval by the Mayor.

8  
9  
10   
Councilmember

11 APPROVED AS TO FORM  
12 AND LEGALITY

13   
14 Bruce O. Boxberger, City Attorney



Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	_____	_____	_____	<u>✓</u>	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 1-14-86

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 9-02-86  
on the 14th day of January, 1986,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of January, 1986, at the hour of 2:00 o'clock \_\_\_\_\_ .M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 17th day of January, 1986, at the hour of 1:00 o'clock \_\_\_\_\_ .M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Michael C. Dahm
2. Owner(s) Oakbrook Associates
3. Address of Owner(s) 1910 Fort Wayne National Bank Bldg.  
Fort Wayne, Indiana 46802
4. Telephone Number of Owner(s): (219) 423-4311
5. Relationship of Applicant to Owner(s) if any Partner
6. Address of Applicant 1910 Fort Wayne National Bank Bldg.  
Fort Wayne, Indiana 46802
7. Telephone number of Applicant: (219 ) 423-4311
8. Address of Property Seeking Designation Oakbrook Office Park
9. Legal Description of Property Proposed for Designation  
(may be attached) The West 402' of the South 452.55' of  
the North 772.55', NE 1/4, SE 1/4, Section 14, Township 31  
North, Range 12 East, City of Fort Wayne, Indiana.
10. Township Washington
11. Taxing District Fort Wayne-Washington 80



12. Current Zoning B-1-A, Limited Business
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Vacant
- 
- 
- b. What Structure(s) (if any) are on the property? None
- 
- b. What is the condition of this structure/these structures? N/A
15. Current Assessed Value of Real Estate
- a. Land \$15,300 Office Park Feature: \$3,400
- b. Improvements None
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$1,457.56
17. Description of Proposed Improvements to the Real Estate
- A spec office/service building containing
- 30,000 s.f., first class space suitable for office/service use.
- 
- 
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- April 15, 1986
- b. When is completion expected? December, 1986
19. Cost of Project (not including land costs) \$1,200,000



20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? 25

b. What is the nature of those jobs? High tech/office and service

c. Anticipated time frame for reaching employment level stated above?  
12 months

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Construction site is located within the limits of Fort Wayne,  
a community that has experienced extreme economic hardship  
due to unemployment, and loss of jobs.



- \_\_\_\_\_
- \_\_\_\_\_
23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? \_\_\_\_\_

There is a demand of first class office space and there is no inventory of existing space available in the suburban area.

This building will attract local and regional prospects to the area and will help fill a definite need for new jobs.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.
- \_\_\_\_\_
- \_\_\_\_\_

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes \_\_\_\_\_

No X \_\_\_\_\_

26. Financing on Project

What is the status of financing connected with this project? We have a preliminary commitment for financing.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



I hereby certify that the information and representation on this Application are true and complete.

Michael Adams

Signature (s) of Owners

November 11, 1985

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied?      Date:

Allocation Area:





# The City of Fort Wayne

December 26, 1985

Ms. Trudy Sterling  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of December 30, 1985, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Bill No. R-85-12-35 and R-85-12-36  
Declaratory Resolution

Bill No. R-85-12-37 and R-85-12-38  
Declaratory Resolution

Bill No. R-85-12-39 and R-85-12-40  
Declaratory Resolution

Bill No. R-85-12-49 and R-85-12-50  
Declaratory Resolution

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 4



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-85-12-37 AND R-85-12-38)

Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on 12-23-85,  
date  
designating property at Michael C. Dahm, Oakbrook Associates,  
Oakbrook Office Park.

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday, January 14, 1986, at 7:00 o'clock  
date, time & place  
P.M., Common Council Conference Room 128, City-County Bldg. One Main  
Street, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.

*Sandra E. Kennedy*

Sandra E. Kennedy  
City Clerk



PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines		
Head	number of lines	4
Body	number of lines	17
Tail	number of lines	2
Total number of lines in notice		23

COMPUTATION OF CHARGES

23	lines,	1	columns wide equals	23	equivalent lines at	.300¢	\$ 6.90
		cents per line					
Additional charge for notices containing rule or tabular work (50 per cent of above amount)							
Charge for extra proofs of publication (50 cents for each proof in excess of two)					2 extra		1.00
TOTAL AMOUNT OF CLAIM							\$ 7.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type	6	point
Number of insertions	Size of quad upon which type is cast	6	

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Dec. 30, 19 85

Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 12/30/85

Subscribed and sworn to me before this 30th day of December 19 85  
Anne M. Perkins Notary Public

My commission expires November 29, 1989

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-85-12-37 AND R-85-12-38)  
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 12-23-85, designating property at Michael C. Dahm, Oakbrook Associates, Oakbrook Office Park an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.  
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, January 14, 1986, at 7:00 o'clock P.M., Common Council Conference Room 128, City-County Bldg., One Main Street, Fort Wayne, IN.  
If confirmed, said designation shall continue for one (1) year after confirmation.  
All interested persons are invited to attend and be heard at the public hearing.  
Sandra E. Kennedy  
City Clerk

12-30



Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To

NEW-SENTINEL

Dr.

P.O. BOX 100

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

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Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

2 extra

1.00

TOTAL AMOUNT OF CLAIM

\$

7.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas

Size of type

6

point

Number of insertions

1

Size of quad upon which type is cast

6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*Drusilla Roose*

Date Dec. 30, 19 85 Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL a DAILY newspaper of general circulation printed and published in the English language in the city town of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 12/30/85

*Drusilla Roose*

Subscribed and sworn to me before this 30th day of December 19 85

*Anne M. Perkins*  
Anne M. Perkins Notary Public

My commission expires November 29, 1989

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-85-12-37 AND R-85-12-38)  
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All interested persons are invited to attend and be heard at the public hearing.  
Sandra E. Kennedy  
City Clerk

12-30



7197

Admn. Appr. \_\_\_\_\_

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

Q-85-12-28

DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A DECLARATORY RESOLUTION confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.(Michael C. Dahm, Oakbrook Associates; Oakbrook Office Park)

Construction of a spec office/service building containing  
EFFECT OF PASSAGE 30,000 s.f., first class space suitable for office/space  
use will utilize property that is presently vacant. There is a demand  
of first class office space and there is no inventory of existing space  
available in the suburban area. This building will attract local and  
regional prospects to the area and will help fill a definite need for new  
jobs.

EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,200,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



BILL NO. R-85-12-38

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) A DECLARATORY RESOLUTION

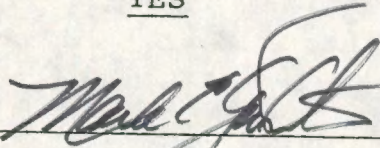
confirming the designation of an "Economic Revitalization Area" under

I.C. 6-1.2-12.1

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)  
(RESOLUTION) \_\_\_\_\_

YES

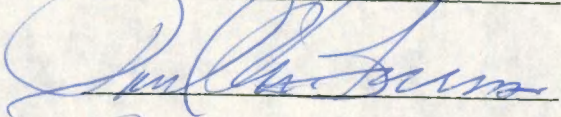
NO



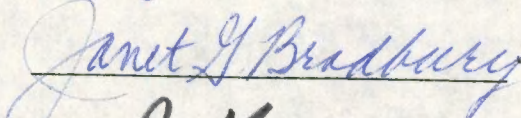
MARK E. GiaQUINTA  
CHAIRMAN



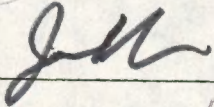
CHARLES B. REDD  
VICE CHAIRMAN



PAUL M. BURNS



JANET G. BRADBURY



JAMES S. STIER

CONCURRED IN 1-14-86

SANDRA E. KENNEDY  
CITY CLERK